

**NORTH EAST DERBYSHIRE DISTRICT COUNCIL  
RECORD OF DECISION TAKEN BY THE  
ASSISTANT DIRECTOR – PROPERTY AND ESTATES**

7<sup>th</sup> July 2015

**LEASE IN RESPECT OF PROPERTY AT  
Unit 102 Coney Green Business Centre  
Wingfield View, Clay Cross  
Chesterfield S45 9JW**

<b>Authority for decision</b>	9.14 To acquire, dispose of, grant and obtain rights in land and premises on such terms and conditions as considered appropriate.
<b>Decision</b>	<p>Lease in respect of property at Unit 102 Coney Green Business Centre, Wingfield View, Clay Cross, Chesterfield S45 9JW based on the following terms (Where applicable):</p> <p>Interested party: Employees Forum for Sharrow, Heeley and Norfolk Park Limited  Size of Unit (sqft): 255  Price per sq ft: £8.50  Total rent per annum: £2167.50(excluding VAT)  Business Rates Rateable Value: £1550.00  Term: 3 years  Credit check complete: yes / no  Confirm NEDDC Ownership: yes  For detail on the terms of the letting, please see the attached Heads of Terms document, signed by both the tenant and the RICS Senior Valuer.</p>
<b>Reasons</b>	Authority is granted under the Constitution's Scheme of Delegation For Officers for the Assistant Director – Property and Estates to agree to the lease out of commercial property based on the terms as outlined above in the Decision contributing to the income generation as a result of the additional rent and service charge.
<b>Alternative options considered and rejected</b>	<p>There are no other parties who have expressed an interest in the 'lease out' of this property.</p> <p>The alternative option is to not offer the lease out of the property and leave the premises unoccupied waiting for any further interest.</p>
<b>Conflicts of interest &amp; any dispensation</b>	None

Please complete the following where relevant:

Key Decision?	Confidential/ Exempt (if yes, please state paragraph)?	Do General Exception or Special Urgency Rules apply to this decision?	Consultation has taken place with the Section 151 & Monitoring Officer?	The Leader, Deputy Leader or relevant Portfolio Member have been consulted?
Yes/No	Yes/No (Paragraph *)	Yes/No	Yes/No	Yes/No

Authorising Signature:  .....

Job title: ASSISTANT DIRECTOR – PROPERTY AND ESTATES

To be completed by PA to Director of Transformation:

Unique Reference Number: .....DD/113/15/MF.....

Date decision may be implemented following call in (if necessary): .....

Circulation to:

Councillors  
Chief Executive  
Monitoring Officer  
Section 151 Officer  
Scrutiny Officer  
Internal Audit